

Officer's Report

Application Number	HGY/2022/4809
Type	Householder planning permission
Location	88 Florence Road, Hornsey, London, N4 4DR
Proposal	Extension above rear outrigger to create a new bedroom, replacement windows (currently UPVC) with timber sash, replacement concrete roof tile with slate in the existing ground floor extension
Case Officer	Ben Coffie
Valid Date	06/01/2023
Applicant	Mr Barrand
Agent	ms Josie Roscoe

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The proposed development comprises roof extension above the existing two storey outrigger, replacement of an existing rear upvc window with a timber sash window and the replacement concrete roof tile with slate on the existing ground floor extension.

The proposed dormer was initially designed to have a side opening with part structural glazing on the western and southern elevation, however this has been amended to a dark standing seam zinc cladding on the westerns elevation whilst the rear southern elevation would have an aluminium framed double glazed sliding window.

Site and Surroundings

The application site is a three storey terrace property located toward the northwest end of Florence Road, near the junction with Albert Road. The site forms part of a terrace of nine Victorian houses on the southern side of the road which are characterised by gable roof design fronting the road, front ground floor bay features, red brick finish, timber sash windows with traditional design on their surrounds. At the rear the properties have two storey outriggers with pitched roof design.

The site is within the Stroud Green conservation area however the building is not listed.

Relevant Planning and Enforcement History

The council holds records of old developments at the site however none is relevant to this application.

CONSULTATION

Conservation Officer – no response received

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Outrigger roof extension

The proposed roof extension will sit above the rear two storey outrigger and will measure approximately 2.76m in width, 3.00m in depth and 2.50m in maximum height. The facades will be built in brick to match existing and structural glazing. The principle of this additional roof extension to the outrigger is deemed acceptable and would represent a high quality design. Its scale, height and bulk are considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

The proposed change of cement roof tiles for grey slate roof tiles and replacement rear window to timber sash window to match the original windows is considered acceptable and coherent with the existing character and appearance of the host dwelling and the conservation area.

Consequently the proposed development due to its acceptability would not result in any harm against the conservation area.

As such the proposed development in its entirety is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed change of window and replacement roof tiled will not result in any amenity impacts. Due to the location of the proposed outrigger above the roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings. The previously proposed glazing on the side has been omitted for zinc cladding, as there is mutual overlooking into neighbouring garden areas from upper floor windows, no loss of privacy concerns regarding overlooking will be exacerbated above what is currently experienced by reason of the proposed double window.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. GRIP-131-14 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.